002.0	0004	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,015,800	/	1,015,800
USE VALUE:	1,015,800	/	1,015,800
ASSESSED:	1,015,800	/	1,015,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67	-69	FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZIMMERMANN NANCY A &
Owner 2:	ZIMMERMANN PAUL M
Owner 3:	
Street 1:	67 FAIRMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MUNSEY JEAN C -
Owner 2:	-
Street 1:	67 FAIRMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,355 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Asbestos Exterior and 2633 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4355.000	575,300		440,500	1,015,800
Total Card	0.100	575,300		440,500	1,015,800
Total Parcel	0.100	575,300		440,500	1,015,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.87 | /Parcel: 385.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	1900
GIS Ref	
GIS Ref	
Insp Date	08/10/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 002.0-0004-0012.0

!190!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	575,700	0	4,355.	440,500	1,016,200	1,016,200	Year End Roll	12/18/2019
2019	104	FV	425,400	0	4,355.	468,100	893,500	893,500	Year End Roll	1/3/2019
2018	104	FV	425,400	0	4,355.	341,400	766,800	766,800	Year End Roll	12/20/2017
2017	104	FV	399,800	0	4,355.	297,400	697,200	697,200	Year End Roll	1/3/2017
2016	104	FV	341,600	0	4,355.	253,300	594,900	594,900	Year End	1/4/2016
2015	104	FV	305,000	0	4,355.	247,800	552,800	552,800	Year End Roll	12/11/2014
2014	104	FV	305,000	0	4,355.	203,700	508,700	508,700	Year End Roll	12/16/2013
2013	104	FV	317,100	0	4,355.	193,800	510,900	510,900		12/13/2012

PRINT

Date	Time
12/10/20	16:02:51

LAST REV

Date	Time
08/23/17	11:45:33
apro	

TAX DISTRICT | PAT ACCT. 190

USER DEFINED

Prior Id # 1:	1900
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUNSEY JEAN C,	65727-451		7/15/2015		803,000	No	No		
MUNSEY KENNETH	65727-446		7/15/2015	Convenience	1	No	No		
MUNSEY JEAN C	45785-342		8/3/2005	Family	99	No	No		
MUNSEY JEAN C/L	45573-125		7/8/2005	Family	99	No	No		
MUNSEY JEAN C	33836-287		10/1/2001	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2017	481	Re-Roof	13,843	C				
4/7/2016	393	New Wind	1,657					2 new windows
6/22/1992	261		2,000					NEW WINDOW 5X8

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2017	Inspected	PH	Patrick H
8/4/2017	TTL REFUSAL	HS	Hanne S
6/28/2016	Sales Review	PT	Paul T
1/26/2009	Meas/Inspect	345	PATRIOT
11/3/2000	Hearing Chag	189	PATRIOT
10/30/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	163	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4355		Sq. Ft.	Site		0	80.	1.26	1									440,520						440,500	

Total AC/HA:	0.09998	Total SF/SM:	4355	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	440,520	Spl Credit		Total:	440,500

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09871793
Const Adj.:	0.94698876
Adj $ / SQ:	176.880
Other Features:	129800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644978
Depreciation:	69658
Depreciated Total:	575320

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
1	5	2	1
Totals			
2	11	5	

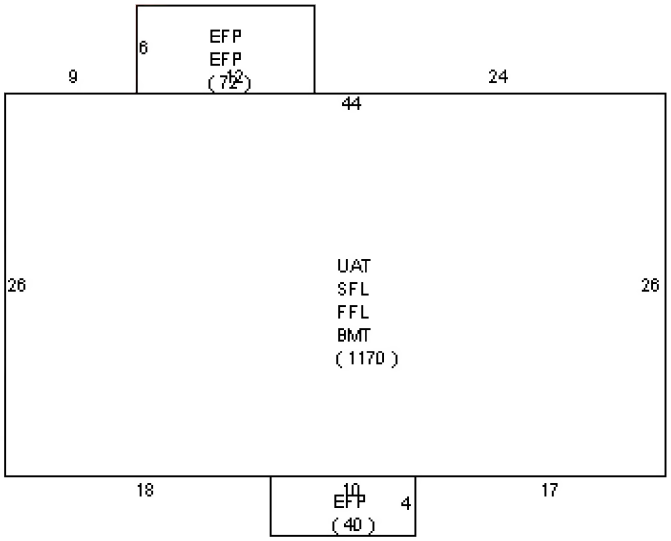
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.88
Special Features:	0	Val/Su Net:	144.29
Final Total:	575300	Val/Su SzAd	245.85

SKETCH



Sum Area By Label :
UAT = 1170
SFL = 1170
FFL = 1170
BMT = 1170
EFP = 184

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,170	59.960	70,156
FFL	First Floor	1,170	176.880	206,950
SFL	Second Floor	1,170	176.880	206,950
UAT	Upper Attic	293	81.370	23,799
EFP	Enclos Porch	184	39.790	7,322

Net Sketched Area:	3,987			Total:	515,177
Size Ad	2340	Gross Are	4864	FinArea	2633

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
UAT	100	FLA	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2016	0.00	T	2.4	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	